

**PB# 91-24**

**MOBIL OIL/PLOTKIN  
LOT LINE CHANGE**

**SBL 9-1-71**

MOBIL OIL/PLOTKIN L.L.CHG  
RIVER ROAD (LANC & TULLY)

#91-24

Approved  
~~4~~ 4/20/94

0

**General Receipt** 12262

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Lanc & Tully Engg. & Surveying P.C. Sept 27, 1991 \$ 25.00  
Twenty Five and no/100 DOLLARS

For P.B. #91-24 Appl. Fee. Mobil Oil Co.

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cheek # 9973</u>	<u>-</u>	<u>25.00</u>

By Pauline J. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 12261

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Pauline J. Townsend Sept. 27, 1991 \$ 150.00  
One Hundred fifty and no/100 DOLLARS

For P.B. #91-24 - Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cheek # 9974</u>	<u>-</u>	<u>150.00</u>

By W. H. C. C. C.  
Capt. Allen  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12551

NO. 91-24  
April 5, 1994

RECEIVED FROM Lanc & Tully Engineering  
Four Hundred Seventeen 50/100 DOLLARS  
Additional Prof. Fees (over & above the escrow)

Account Total \$ 417.50  
Amount Paid \$ 417.50  
Balance Due \$ -0-

W. H. C. C. C.  
Thos. Mason, Tax. to the P.B.

FUND	CODE	AMOUNT
Check # 9913	-	25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline G. Townsend  
Town Clerk  
 Title

## General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

12261

Sept. 27, 19 91

Received of

Pauline G. Townsend

\$ 150.00

One Hundred fifty and 00/100

DOLLARS

For

P.B. # 91-24 - Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 9974	-	150.00

Williamson Law Book Co., Rochester, N. Y. 14609

By John  
Comptroller  
 Title

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12551

NO. 91-24

April 5, 1994

RECEIVED FROM

Lane & Tully Engineering

Four Hundred Seventy 50/100

DOLLARS

Additional Prof. Fees (over & above the escrow)

Account Total \$ 417.50

Amount Paid \$ 417.50

Balance Due \$ -0-

John Comptroller

Town Mayor, Pay to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12550

## GENERAL RECEIPT

13939

April 5

19 94

Received of

Lane & Tully Engineering & Survey

100.00

One Hundred 00/100

DOLLARS

For

Approval Fee

P.B. # 91-24

DISTRIBUTION:

FUND	CODE	AMOUNT
Chk # 13225		100.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Dorothy H. Hansen  
Town Clerk  
 Title



91-24

Map Number 74-94 B. 232  
Section 9 Block 1 Lot 71 Town [X] Village [X] New Windsor

Title: Plotkin David & Co  
Mobil Oil Corp.

Dated: Aug 28, 1990 Filed May 12, 1997

Approved by Carmen R. DeBald  
on Apr 20, 1997

Record Owner Plotkin, David  
Mobil Administrative Services & Inc.

2 Sheets

MARION S. MURPHY  
Orange County Clerk

(1 vol. 10<sup>th</sup> ed. corresp. lib)

IN TESTIMONY WHEREOF, I have hereunto signed my name and

**Senior Assistant Secretary**



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

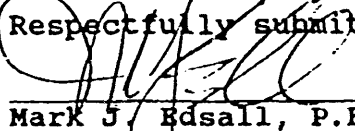
- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: MOBIL OIL/PLOTKIN LOT LINE CHANGE  
PROJECT LOCATION: RIVER ROAD/WALSH AVENUE  
PROJECT NUMBER: 91-24  
DATE: 24 MARCH 1993  
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE WHICH  
WOULD CONVEY 8.5 +/- ACRES FROM MOBIL TO PLOTKIN.  
THE PLAN WAS MOST RECENTLY REVIEWED AT THE  
16 OCTOBER 1991 PLANNING BOARD MEETING.

1. This plan and application were reviewed at the 16 October 1991 Planning Board meeting, at which time it was approved subject to the review of the Town Attorney. At that meeting, the Planning Board assumed the position of Lead Agency, determined that a referral to the Orange County Planning Department was not necessary and declared a Negative Declaration under SEQRA. The Board should confirm, for the record, that these previous determinations remain valid.
2. It is my understanding that the Applicant has updated this latest plan by finalizing all involved metes and bounds. As well, a revised description of the proposed road dedication to the Town of New Windsor is enclosed. All of same appear acceptable, with the exception of one comment regarding the description of the dedication to the Town of New Windsor as follows:
  - a. Course/Distance No. 21 on page 2 of 3 appears to have an error in the distance. A distance of 55.85 feet is indicated in the previous description and on the current plan submitted. The decimal numbers appear to be transposed.
3. At this time I am aware of no other new information or concerns with regard to this application. As such, the Board could consider an approval of this resubmittal, subject to any necessary application paperwork and fees, subject to the acceptance of the Town Attorney and subject to the distance correction (as needed).

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:MOBIL.mk

# LANC & TULLY

## ENGINEERING AND SURVEYING, P.C.

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DESCRIPTION  
LANDS TO BE CONVEYED TO  
DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

November 16, 1990

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point being the most northerly corner of lands now or formerly Socony Mobil Oil Company, Inc., said point being North 58°-51'-30" West, 725.04 feet from the intersection of the northerly line of lands now or formerly Socony Mobil Oil Company, Inc., with the westerly line of River Road, said point of beginning also being the most northerly corner of lands herein described; thence running southeasterly along the northerly line of lands now or formerly Socony Mobil Oil Company, Inc., (1) South 58°-51'-30" East a distance of 336.81 feet to a point, said point being the northeasterly corner of lands herein described; thence running southerly and southeasterly through lands now or formerly Socony Mobil Oil Company, Inc. The following three (3) courses and distances:

(2) South 32°-25'-30" West a distance of 95.98 feet to a point;

(3) South 09°-30'-00" West a distance of 319.95 feet to a point; and

(4) South 65°-35'-00" East a distance of 119.54 feet to a point marked by a concrete monument, said point being the most northerly corner of lands now or formerly Mid-Valley Petroleum Corp., said point also being the most easterly corner of lands herein described; thence running southerly along a southeasterly line of lands now or formerly Socony Mobil Oil Company, Inc., (5) South 24°-25'-00" West a distance of 421.58 feet to a point, said point being the most southerly corner of lands now or formerly Socony Mobil Oil Company, Inc., said point also being the most southerly corner of lands herein described; thence running northwesterly along the southwesterly line of lands now or formerly Socony Mobil Oil Company, Inc., (6) North 65°-35'-00 West a distance of 523.02 feet to a point, said point being the southwesterly corner of lands now or formerly Socony Mobil Oil Company, Inc., said point also being the southwesterly corner of lands herein described; thence running northeasterly along the northwesterly line of lands now or formerly Socony Mobil Oil Company, Inc., (7) North 24°-25'-00 East a distance of 865.23 feet to the point or place of beginning; all as shown on a map entitled, "Survey and Proposed Lot Line Change Prepared for David Plotkin and Mobil Oil Corporation, Town of New Windsor, Orange County, New York, Sheet No. 1 of 2," prepared by LANC & TULLY, P.C. on August 28, 1990, last revised September 11, 1990.

Containing 8.500± acres.

DESCRIPTION

November 16, 1990

LANDS TO BE CONVEYED TO  
DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

Premises herein described being a portion of Tax Map Lot No. 71 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1989.

Premises herein described being a portion of the same premises as described in Liber 1481 of Deeds at Page 121.

Subject to any Easements, Rights-of-Way, Covenants, or Restrictions of Record.

DML/sb  
plotkin2

# LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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DESCRIPTION  
LANDS TO BE DEDICATED TO  
THE TOWN OF NEW WINDSOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

October 9, 1990  
Revised January 18, 1993

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point in the center line of Walsh Avenue, said point being the northwesterly corner of lands now or formerly David Plotkin, said lands as described in Liber 2811 of Deeds at Page 216; thence running southeasterly, easterly and northeasterly along the center line of Walsh Avenue, said center line being the northerly line of said lands, the following fifteen (15) courses and distances:

- (1) South 36°-16'-15" East a distance of 145.06 feet to a point;
- (2) South 40°-18'-45" East a distance of 127.50 feet to a point;
- (3) South 45°-18'-15" East a distance of 124.02 feet to a point;
- (4) South 55°-56'-15" East a distance of 59.05 feet to a point;
- (5) South 59°-53'-15" East a distance of 101.26 feet to a point;
- (6) South 61°-58'-15" East a distance of 101.95 feet to a point;
- (7) South 66°-15'-15" East a distance of 97.62 feet to a point;
- (8) South 79°-11'-15" East a distance of 72.08 feet to a point;
- (9) North 85°-53'-45" East a distance of 50.90 feet to a point;
- (10) North 73°-15'-55" East a distance of 53.31 feet to a point;
- (11) North 60°-34'-45" East a distance of 50.67 feet to a point;
- (12) North 49°-36'-45" East a distance of 93.94 feet to a point;
- (13) North 40°-50'-00" East a distance of 145.78 feet to a point;
- (14) North 48°-18'-10" East a distance of 60.01 feet to a point; and

DESCRIPTION  
LANDS TO BE DEDICATED TO  
THE TOWN OF NEW WINDSOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

October 9, 1990  
Revised January 18, 1993

(15) North 81°-39'-55" East a distance of 68.47 feet to a point; thence running southeasterly along the northeasterly line of said lands now or formerly David Plotkin (16) South 58°-51'-40" East a distance of 39.33 feet to a point, said point being the most easterly corner of lands herein described; thence running southwesterly, westerly and northwesterly through said lands now or formerly David Plotkin, the following fifteen (15) courses and distances:

(17) South 81°-39'-55" West a distance of 91.33 feet to a point;

(18) South 48°-18'-10" West a distance of 50.89 feet to a point;

(19) South 40°-50'-00" West a distance of 146.07 feet to a point;

(20) South 49°-36'-45" West a distance of 98.26 feet to a point;

(21) South 60°-34'-45" West a distance of 55.85 feet to a point;

(22) South 73°-15'-55" West a distance of 58.86 feet to a point;

(23) South 85°-53'-45" West a distance of 56.94 feet to a point;

(24) North 79°-11'-15" West a distance of 78.19 feet to a point;

(25) North 66°-15'-15" West a distance of 101.39 feet to a point;

(26) North 61°-58'-15" West a distance of 103.34 feet to a point;

(27) North 59°-53'-15" West a distance of 102.58 feet to a point;

(28) North 55°-56'-15" West a distance of 62.24 feet to a point;

(29) North 45°-18'-15" West a distance of 127.44 feet to a point;

(30) North 40°-18'-45" West a distance of 129.47 feet to a point; and

(31) North 36°-16'-15" West a distance of 127.99 feet to a point in the northwesterly line of said lands now or formerly David Plotkin, said point being the most westerly corner of lands herein described; thence running northerly along the northwesterly line of said lands now or formerly David Plotkin, (32) North 18°-03'-05" East a distance of 30.78 feet to the point or place of beginning; lands herein described being and intended to be a strip of land 25' wide lying along the northerly boundary of lands now or formerly David Plotkin as described in Liber 2811 of Deeds at Page 216, said strip of land running from the northwesterly line of said lands southeasterly, easterly and northeasterly to the

DESCRIPTION

LANDS TO BE DEDICATED TO  
THE TOWN OF NEW WINDSOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

October 9, 1990  
Revised January 18, 1993

northeasterly line of said lands, and being shown on a map entitled, "Survey and Proposed Lot Line Change Prepared for David Plotkin and Mobil Oil Corporation, Town of New Windsor, Orange County, New York, Sheet No. 2 of 2," prepared by Lanc & Tully, P.C. on August 28, 1990, last revised October 9, 1990.

Containing 0.787± acres.

Premises herein described being a portion of Tax Map Lot No. 70.1 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1989.

Premises herein described being a portion of the same premises as described in Liber 2811 of Deeds at Page 216.

Premises herein described subject to any Easements, Rights-of-Way, Covenants, or Restrictions of Record.

DML/MR/sbk  
n-windso



# LANC & TULLY

## ENGINEERING AND SURVEYING, P.C.

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DESCRIPTION  
LANDS OF, AND LANDS TO BE  
CONVEYED TO DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

December 18, 1990  
revised January 18, 1993

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point being the northwesterly line of lands now or formerly David Plotkin at the intersection of said northwesterly line with the southerly line of Walsh Avenue, said line as established by dedication to the Town of New Windsor; thence running southeasterly, easterly and northeasterly along said southerly line of Walsh Avenue, said line being the northerly line of said lands, the following fifteen (15) courses and distances:

- (1) South 36°-16'-15" East a distance of 127.99 feet to a point;
- (2) South 40°-18'-45" East a distance of 129.47 feet to a point;
- (3) South 45°-18'-15" East a distance of 127.44 feet to a point;
- (4) South 55°-56'-15" East a distance of 62.24 feet to a point;
- (5) South 59°-53'-15" East a distance of 102.58 feet to a point;
- (6) South 61°-58'-15" East a distance of 103.34 feet to a point;
- (7) South 66°-15'-15" East a distance of 101.39 feet to a point;
- (8) South 79°-11'-15" East a distance of 78.19 feet to a point;
- (9) North 85°-53'-43" East a distance of 56.94 feet to a point;
- (10) North 73°-15'-55" East a distance of 58.86 feet to a point;
- (11) North 60°-34'-45" East a distance of 55.85 feet to a point;
- (12) North 49°-36'-45" East a distance of 98.26 feet to a point;
- (13) North 40°-50'-00" East a distance of 146.07 feet to a point;
- (14) North 48°-18'-10" East a distance of 50.89 feet to a point; and

DESCRIPTION  
LANDS OF, AND LANDS TO BE  
CONVEYED TO DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

December 18, 1990  
Revised January 18, 1993

(15) North 81°-39'-55" East a distance of 91.33 feet to a point in the northeasterly line of said lands now or formerly David Plotkin, said line also being a portion of the southerly line of lands now or formerly The American Felt and Filter Company; thence running southeasterly along said southerly line of lands now or formerly The American Felt and Filter Company; (16) South 58°-51'-40" East a distance of 50.67 feet to a point; and (17) South 53°-51'-30" East a distance of 336.81 feet to a point, said point being the northeasterly corner of lands herein described, and said point being the northwesterly corner of lands now or formerly Socony Mobil Oil Company, Inc.; thence running southwesterly, southerly and southeasterly along the westerly and a portion of the southerly line of lands now or formerly Socony Mobil Oil Company, Inc., the following three (3) courses and distances:

(18) South 32°-25'-30" West a distance of 95.98 feet to a point;

(19) South 09°-30'-00" West a distance of 319.95 feet to a point; and

(20) South 65°-35'-00" East a distance of 119.54 feet to a point marked by a concrete monument, said point being the most easterly corner of lands herein described, and said point also being the most northerly corner of lands now or formerly Mid-Valley Petroleum Corp.; thence running southwesterly along a northwesterly line of lands now or formerly Mid-Valley Petroleum Corp. (21) South 24°-25'-00" West a distance of 421.58 feet to a point, said point being the most southerly corner of lands herein described; thence running northwesterly along a northeasterly line of lands now or formerly Mid-Valley Petroleum Corp. (22) North 65°-35'-00" West a distance of 523.02 feet to a point; thence running southwesterly along a northwesterly line of lands now or formerly Mid-Valley Petroleum Corp. (23) South 24°-25'-00" West a distance of 50.00 feet to the point in the northeasterly line of lands now or formerly Ruscitti; thence running northwesterly along a portion of said northeasterly line of lands now or formerly Ruscitti (24) North 65°-35'-00" West a distance of 50.00 feet to a point; thence running northwesterly along the northeasterly line of a portion of lands now or formerly David Plotkin as described in Liber 2811 of Deeds at Page 216 (25) North 65°-07'-55" West a distance of 936.71 feet to a point, said point being the southeasterly corner of lands now or formerly Barry Silver, Esq., et al, said point being the southwesterly corner of lands herein described; thence running northwesterly along a portion of the northeasterly line of lands now or formerly Barry Silver, Esq., et al (26) North 24°-14'-25" West a distance of 135.00 feet to a point, said point being the most southerly corner of lands now or formerly Patterson Materials Corp., said point also being the most westerly corner of lands herein described; thence running northeasterly along the southeasterly line of lands now or formerly Patterson Materials Corp. (27) North 18°-03'-05" East a distance of 561.74 feet to the point or place of beginning; the purpose of this conveyance being to consolidate a portion of lands now or formerly David Plotkins as described in Liber 2811 of Deeds at Page 216, said portion of lands

DESCRIPTION  
LANDS OF, AND LANDS TO BE  
CONVEYED TO DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

December 18, 1990  
Revised January 18, 1992

being Tax Map Lot No. 70.1 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, together with land conveyed to David Plotkin by SOCONY Mobil Oil Company, Inc., said lands being a portion of Tax Map Lot No. 71 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, said lands being shown on a map entitled, "Survey and Proposed Lot Line Change prepared for David Plotkin and Mobil Oil Corporation, Town of New Windsor, Orange County, New York, Sheet No. 2 of 2," prepared by Lanc & Tully, P.C. on August 28, 1990, last revised December 12, 1990.

Premises herein described containing 23.042± acres.

Premises herein described being a portion of Tax Map Lot No. 70.1 in Block 1, Section 9, and a portion of Tax Map Lot No. 71 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1989.

Premises herein described being subject to a 50-foot wide right-of-way for the benefit of Tax Map Lot No. 78.231 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, said right-of-way as described in Liber 1936 of Deeds at Page 837, and any easements, rights-of-way, covenants or restrictions of record.

DML/JB/sbk  
plotkin1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/28/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 91-24

NAME: MOBILE OIL/DAVID PLOTKIN LOT LINE CHANGE

APPLICANT: SOCONY MOBIL OIL CO., INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/20/94	PLANS STAMPED AND SIGNED	APPROVED
03/24/93	P.B. APPEARANCE . SUB:TB & PB APPR: A.K. TO CHECK W/T.ATTY BEFORE NEXT MEET.	REAPPROVED COND.
02/03/93	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/91	P.B. APPEARANCE	LA/ND:APPR.SUB TO

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/28/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-24

NAME: MOBILE OIL/DAVID PLOTKIN LOT LINE CHANGE  
APPLICANT: SOCONY MOBIL OIL CO., INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/26/91	MUNICIPAL HIGHWAY	03/16/93	SUPERSEDED BY REV1
ORIG	09/26/91	MUNICIPAL WATER	09/27/91	APPROVED
ORIG	09/26/91	MUNICIPAL SEWER	03/16/93	SUPERSEDED BY REV1
ORIG	09/26/91	MUNICIPAL SANITARY	03/16/93	SUPERSEDED BY REV1
ORIG	09/26/91	MUNICIPAL FIRE	10/01/91	APPROVED
ORIG	09/26/91	PLANNING BOARD ENGINEER	03/16/93	SUPERSEDED BY REV1
REV1	03/16/93	MUNICIPAL HIGHWAY	03/25/93	APPROVED
REV1	03/16/93	MUNICIPAL WATER	03/25/93	APPROVED
REV1	03/16/93	MUNICIPAL SEWER	/ /	
REV1	03/16/93	MUNICIPAL SANITARY	/ /	
REV1	03/16/93	MUNICIPAL FIRE	03/22/93	APPROVED
REV1	03/16/93	PLANNING BOARD ENGINEER	/ /	

# LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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April 1, 1994

Ms. Myra Mason  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

RE: Mobil Oil to Plotkin

Dear Myra,

Following up on the telephone conversation you had with Joshua Bush of our office, I am enclosing two checks which are due following New Windsor Planning Board approval of the above referenced project. One check in the amount of \$100.00 represents the approval fee and the other in the amount of \$417.50 represents the professional fee.

Very truly yours,

LANC & TULLY, P.C.

*Rodney Knowlton*

Rodney Knowlton

RK:gjl  
Enc.

newwind\$.sur

RECEIVED APR - 4 1994

(914) 294-3700 • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (914) 294-8609

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/05/94

PAGE

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 91-24

NAME: MOBILE OIL/DAVID PLOTKIN LOT LINE CHANGE  
APPLICANT: SOCONY MOBIL OIL CO., INC.

---DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-
09/26/91	LOT LINE ESCROW	PAID		150.00	
10/16/91	P.B. MINUTES	CHG	18.00		
11/19/91	P.B. ATTY. FEES	CHG	100.00		
12/11/91	P.B. ATTY. FEES	CHG	30.00		
03/24/93	P.B. ATTY. FEES	CHG	35.00		
10/27/93	P.B. ATTY. FEES	CHG	120.00		
03/04/94	P.B. ENGINEER FEE	CHG	264.50		
04/04/94	REC. CK #13226	PAID		417.50	
		TOTAL:	567.50	567.50	0

P.B. #91-24 Prof. Fees

294-3700  
Lanc & Tully Engineering And Surveying, P.C.  
P.O. BOX 687  
GOSHEN, N.Y. 10924

EXPLANATION	AMOUNT
#87-172 Motor/Plumbing	

50-235/219

13226

PAY  
AMOUNT  
OF

Four hundred, seventeen and 50/100 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
4/1/94	Town of New Windsor Planning Board	Professional Fees	13226

CHECK  
AMOUNT

\$ 417.00

THE BANK OF NEW YORK - MID-HUDSON REGION  
252 MAIN STREET GOSHEN, N.Y. 10924

⑈00013226⑈ ⑆021902352⑆ ⑆0285225116⑆



LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE

\$ 50.00 *pl*

ESCROW (\$150.00 - \$400.00)

\$ 150.00

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APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 *(1)*

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES: .....\$ 264.50

PLANNING BOARD ATTORNEY FEES: .....\$ 285.00

MINUTES OF MEETINGS .....\$ 18.00

OTHER .....\$ \_\_\_\_\_

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 567.50

- 150.00 Escrow

*(2)* \$ 417.50

PLANNING BOARD FILE NUMBER: 91-24

MEMORANDUM FOR FILE

DATE: March 4, 1994

On this date: I spoke to John May and explained  
the fees of ① \$100.00 (Approval) and ② \$417.50 (Additional Escrow)  
need to be paid and then the plans can be stamped  
approved.

He said he would take care of it.

TM

RE: MOTION-ACCEPTANCE OF DEED FROM PLOTKIN, DAVID  
PART OF 9-1-70.1

MOTION BY COUNCIL Spignardo

SECONDED BY COUNCIL Finnegan

That the Town Board of the Town of New Windsor accept a deed dated September 24, 1993 from DAVID PLOTKIN to the TOWN OF NEW WINDSOR, that the Supervisor execute the acceptance and the Real Property Transfer Gains Tax Affidavit, and that all documents be returned to the Attorney's Office for recording.

ROLL CALL: All Ayes

MOTION CARRIED: 4-0

Town Board Agenda: 03/02/94.

(TA DOCDOSK#21-120193.MAE)

This Indenture,

Made the 24th day of September, nineteen

*hundred and*                      ninety - three

**Between** DAVID PLOTKIN, residing at (no number) Shore Drive,  
Tomahawk Lake, Blooming Grove, Orange County, New York

ZKZMZMZAQIBXBXBXZXZXBZBZLXLXLBXZXXZAX

, partly of the first part, and

TOWN OF NEW WINDSOR, a municipal corporation of the State of New York, with its office at 555 Union Avenue, Town of New Windsor, Orange County, New York

, part  $y$  of the second part,

Witnesseth, that the party of the first part, in consideration of TEN  
AND 00/100-----(\$10.00)-----Dollars,

lawful money of the United States, and other good and valuable consideration  
paid by the party of the second part,

does hereby grant and release unto the party of the second part,

its successors and assigns forever,

All that certain plot, piece or parcel of land, situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Walsh Avenue, said point being the northwesterly corner of lands now or formerly David Plotkin, said lands as described in Liber 2811 of Deeds at page 216; thence running southeasterly, easterly and northeasterly along the center line of Walsh Avenue, said center line being the northerly line of said lands, the following fifteen (15) courses and distances:

- (1) South 36° 16' 15" East a distance of 145.06 feet to a point;
  - (2) South 40° 18' 45" East a distance of 127.50 feet to a point;
  - (3) South 45° 18' 15" East a distance of 124.02 feet to a point;
  - (4) South 55° 56' 15" East a distance of 59.05 feet to a point;
  - (5) South 59° 53' 15" East a distance of 101.26 feet to a point;
  - (6) South 61° 58' 15" East a distance of 101.95 feet to a point;
  - (7) South 66° 15' 15" East a distance of 97.62 feet to a point;
  - (8) South 79° 11' 15" East a distance of 72.08 feet to a point;
  - (9) North 85° 53' 45" East a distance of 50.90 feet to a point;
  - (10) North 73° 15' 55" East a distance of 53.31 feet to a point;
  - (11) North 60° 34' 45" East a distance of 50.67 feet to a point;
  - (12) North 49° 36' 45" East a distance of 93.94 feet to a point;
  - (13) North 40° 50' 00" East a distance of 145.78 feet to a point;
  - (14) North 48° 18' 10" East a distance of 60.01 feet to a point;
  - and (15) North 81° 39' 55" East a distance of 68.47 feet to a point;
- thence running southeasterly along the northeasterly line of said lands now or formerly David Plotkin (16) South 58° 51' 40" East a distance of 39.33 feet to a point, said point being the most easterly corner of lands herein described; thence running southwesterly, westerly and northwesterly through said lands now or formerly David

-Plotkin, the following fifteen (15) courses and distances:

(17) South 81° 39' 55" West a distance of 91.33 feet to a point;  
(18) South 48° 18' 10" West a distance of 50.89 feet to a point;  
(19) South 40° 50' 00" West a distance of 146.07 feet to a point;  
(20) South 49° 36' 45" West a distance of 98.26 feet to a point;  
(21) South 60° 34' 45" West a distance of 55.85 feet to a point;  
(22) South 73° 15' 55" West a distance of 58.86 feet to a point;  
(23) South 85° 53' 45" West a distance of 56.94 feet to a point;  
(24) North 79° 11' 15" West a distance of 78.19 feet to a point;  
(25) North 66° 15' 15" West a distance of 101.39 feet to a point;  
(26) North 61° 58' 15" West a distance of 103.34 feet to a point;  
(27) North 59° 53' 15" West a distance of 102.58 feet to a point;  
(28) North 55° 56' 15" West a distance of 62.24 feet to a point;  
(29) North 45° 18' 15" West a distance of 127.44 feet to a point;  
(30) North 40° 18' 45" West a distance of 129.47 feet to a point;  
and (31) North 36° 16' 15" West a distance of 127.99 feet to a point  
in the northwesterly line of said lands now or formerly David Plotkin,  
said point being the most westerly corner of lands herein described;  
thence running northerly along the northwesterly line of said lands  
now or formerly David Plotkin, (32) North 18° 03' 05" East a distance  
of 30.78 feet to the point or place of beginning; lands herein des-  
cribed being and intended to be a strip of land 25' wide lying along  
the northerly boundary of lands now or formerly David Plotkin as  
described in Liber 2811 of Deeds at Page 216, said strip of land  
running from the northwesterly line of said lands southeasterly,  
easterly and northeasterly to the northeasterly line of said lands,  
and being shown on a map entitled, "Survey and Proposed Lot Line  
Change Prepared for David Plotkin and Mobil Oil Corporation, Town of  
New Windsor, Orange County, New York, Sheet No. 2 of 2," prepared  
by Lanc & Tully, P.C. on August 28, 1990, last revised January 15,  
1993, to be filed in Orange County Clerk's Office.

SUBJECT to such state of facts as an accurate survey and personal  
inspection of said premises may reveal.

SUBJECT to grants, easements, rights of way, covenants, restrictions  
and other burdens of record.

BEING a portion of the premises described in that certain Deed  
dated July 15, 1976, made by Leonard Yanko to L. Bedrosian and  
David Plotkin and recorded in the Orange County Clerk's Office on  
July 19, 1976 in Liber 2041 of Deeds at page 485.

ALSO BEING a portion of the premises described in that certain  
Deed dated October 2, 1987, made by L. Bedrosian to David Plotkin,  
the grantor herein, and recorded in the Orange County Clerk's Office  
on October 7, 1987 in Liber 2811 of Deeds at page 216.

This is a grant for road widening purposes.

TP-584 (6/89) (back)

**Schedule C - (continued)**

**Part III - Explanation of Exemption Claimed in Part I, line 1. (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

TP-584 (6/89)



New York State

**Combined**

**Real Property Transfer Gains Tax Affidavit  
Real Estate Transfer Tax Return  
Credit Line Mortgage Certificate**

For department use only

See instructions (TP-584-I) before completing this form. Please print or type.

**Schedule A - Information Relating to Conveyance**

(Transferor/grantor)	Name (If individual; last, first, middle initial) <b>DAVID PLOTKIN</b>	Social security number <b>120 32 4721</b>
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation	Mailing address <b>Shore Drive, Tomahawk Lake, Blooming Grove</b>	ZIP code <b>10914</b>
<input type="checkbox"/> Partnership <input type="checkbox"/> Other		Federal employer identification number
(Transferee/grantee)	Name (If individual; last, first, middle initial) <b>TONW OF NEW WINDSOR</b>	Social security number
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation	Mailing address <b>555 Union Ave., New Windsor, NY 12553</b>	ZIP code
<input type="checkbox"/> Partnership <input type="checkbox"/> Other		Federal employer identification number

Location and description of property conveyed

Tax map designation	Address	City/Village	Town	County
part of 9-1-70.1	Walsh Road		New Windsor	Orange

Type of property conveyed (Check applicable box)

- ☐ 1 - 3 family house  
☐ 2 Residential cooperative  
☐ 3 Residential condominium  
☐ 4 Vacant land  
☐ 5 Commercial/Industrial  
☐ 6 Apartment building  
☐ 7 Office building  
☒ 8 Other dedication

Date of conveyance

**89 24 93**  
month day year

Percentage of real property conveyed which is residential real property \_\_\_\_\_ %  
(see instructions)

Condition of conveyance (Check all that apply)

- |   |   |  |
|---|---|--|
| a. <input type="checkbox"/> Conveyance of fee interest  | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization<br>(Attach Form TP-584.1, Schedule F) | k. <input type="checkbox"/> Contract assignment  |
| b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)           | g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed<br>(Attach Form TP-584.1, Schedule G)                         | l. <input type="checkbox"/> Option assignment or surrender   |
| c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)           | h. <input type="checkbox"/> Conveyance of cooperative apartment(s)  | m. <input type="checkbox"/> Leasehold assignment or surrender  |
| d. <input type="checkbox"/> Conveyance to cooperative housing corporation                                       | i. <input type="checkbox"/> Syndication   | n. <input type="checkbox"/> Leasehold grant  |
| e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure (Attach Form TP-584.1, Schedule E) | j. <input type="checkbox"/> Conveyance of air rights or development rights  | o. <input type="checkbox"/> Conveyance of an easement  |
|   |   | p. <input type="checkbox"/> Conveyance for which exemption from transfer tax is claimed. (Complete Schedule C, Part III) |
|   |   | q. <input type="checkbox"/> Conveyance of property partly within and partly without the state                            |
|   |   | r. <input type="checkbox"/> Other (Describe) _____   |

**Schedule B - Real Property Transfer Tax Affidavit (Article 31-B of the Tax Law)**

- ☐ Check this box if a Tentative Assessment and Return is being filed with respect to your current transfer, and proceed to Schedule C without completing the following affidavit. Also, enter the assessment number shown on the Tentative Assessment: \_\_\_\_\_.

I (we) certify that: (check appropriate box)

- 1 ☐ The transfer of real property consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property.
- 2 ☐ The transfer is a transfer of real property where the consideration is less than \$500,000 and which is neither (A) pursuant to a cooperative or condominium plan, nor (B) a partial or successive transfer pursuant to an agreement or plan to effectuate by partial or successive transfers a transfer which would otherwise be included in the coverage of Article 31-B of the Tax Law.
- 3 ☐ The transfer is a transfer of real property by tenants in common, joint tenants or tenants by the entirety where the aggregate consideration is less than \$500,000. (All such transferors must sign this form.)
- 4 ☐ The conveyance is not a transfer of real property within the meaning of section 1440.7 of Article 31-B of the Tax Law. (Attach documents supporting such claim, and sign on back as required.)
- 5 ☐ The transfer of real property consists of premises wholly occupied and used by the transferor exclusively as his residence, including a cooperative apartment or condominium occupied by the transferor exclusively as a residence. (This exemption may only be claimed and attested to by a transferor that is an individual, estate or trust.)
- 6 ☐ The governmental entity (transferor) is the State of New York, or any of its agencies, instrumentalities, political subdivisions, or public corporations, including a public corporation created pursuant to an agreement or compact with another state or Canada.
- 7 ☐ The governmental entity (transferor) is the United Nations or any other international organization of which the United States is a member, the United States of America or any of its agencies or instrumentalities.

**Schedule C - Real Estate Transfer Tax Return (Article 31 of the Tax Law)****Part I - Computation of Tax Due**

- 1 Enter amount of consideration for conveyance. (If you are claiming a total exemption from tax, enter consideration and proceed to Part III) .....

- 2 Continuing lien deduction (See instructions if property is taken subject to mortgage or lien) .....

- 3 Taxable consideration (Subtract line 2 from line 1) .....

- 4 Tax due: \$2 for each \$500, or fractional part thereof, of consideration on line 3 .....

- 5 Amount of credit claimed (See instructions and attach Form TP-584.1, Schedule G) .....

- 6 Total tax due\* (Subtract line 5 from line 4) .....

1	0	
2	0	
3	0	
4	0	
5	0	
6	0	

**Part II - Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More**

- 1 Enter amount of consideration for conveyance (same as amount in Part I, line 1) .....

- 2 Taxable consideration (Multiply line 1 by the percentage of the premises which is residential real property) (see instructions) .....

- 3 Total additional transfer tax due\* (1% of line 2) .....

1		
2		
3		

\*Please make check(s) payable to the county clerk or city register where the recording is to take place or the Department of Taxation and Finance if payment is being made directly to the Tax Department.

For recording officer's use	Amount received ▶ Part I \$ Part II \$	Date received	Transaction number
-----------------------------	--	---------------	--------------------



**Schedule C - (continued)****Part III - Explanation of Exemption Claimed in Part I, line 1. (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the State of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐
- b. Conveyance is to secure a debt or other obligation ..... b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance ..... c ☐
- d. Conveyance of real property without consideration and otherwise than in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐
- e. Conveyance is given in connection with a tax sale ..... e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) ..... f ☐
- g. Conveyance consists of deed of partition ..... g ☐
- h. Conveyance is given pursuant to the federal bankruptcy act ..... h ☐
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property ..... i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as his personal residence and consists of a 1, 2, or 3 family house, a residential individual condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative unit ..... j ☐
- k. Other (attach explanation) ..... k ☐

**Schedule D - Credit Line Mortgage Certificate (Article 11 of the Tax Law)**

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (Check appropriate box)

- 1 ☐ The real property being sold or transferred is not principally improved nor will it be improved by a one-to six-family owner-occupied residence or dwelling.
- 2 ☐ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- 3 ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
  - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately prior to the transfer;
  - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where a majority of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons;
  - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee or other officer of a court;
  - ☐ Other (attach detailed explanation).
- 4 ☐ The real property being transferred is presently subject to an outstanding credit line mortgage, however, no tax is due for the

following reason:

- ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed; or
- ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due and a satisfaction of such mortgage will be recorded as soon as it is available.
- 5 ☐ The real property being transferred is subject to an outstanding credit line mortgage on record at \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount expressed in the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk or city register where deed will be recorded.)

**Signature and Affirmation (Both the transferor(s)/grantor(s) and transferee(s)/grantee(s) must sign).**

The undersigned, being duly sworn, depose and say under penalty of perjury that the above return, including any affidavit, certification, schedule or attachment, has been examined by the undersigned, and is, to the best of his/her knowledge, true and complete and made in good faith pursuant to Articles 11, 31 and 31-B of the New York State Tax Law.



David Transferor/grantor Plotkin

Title

TOWN OF NEW WINDSOR

By: 

Transferee/grantee

Supervisor

Title

Subscribed to and sworn before me

this 24 day of Sept, 1997

Notary Public JAMES L. MONELL

State of New York Notary Public, State of New York

County of Orange My Commission Expires November 30, 1998

Subscribed to and sworn before me

this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Notary Public

State of New York

County of Orange

Reminder: Did you complete all of the required information in Schedules A and B? Were you required to complete Schedules C and D? If you checked e, f and g in Schedule A, did you complete TP-584.1? Have you attached your check(s) made payable to the county clerk or city register where recording will take place or the Department of Taxation and Finance if payment is being made directly to the Tax Department?

State of

County of

} 55:

On the

day of

nineteen hundred and

, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides  
in ;

that he is the

of

the corporation described in, and which executed, the foregoing instrument; that

he knows the seal of said corporation; that the seal affixed to said instrument  
is such corporate seal; that it was so affixed by order of the board of

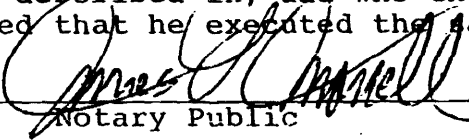
of said corporation; and that he signed his name thereto

by like order.

STATE OF NEW YORK)

COUNTY OF ORANGE )

On the 24 day of Sept. 1993 before me personally came DAVID  
PLOTKIN to me known to be the individual described in, and who executed  
the foregoing instrument, and acknowledged that he executed the same.

  
Notary Public

JAMES L. MONELL  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires November 30, 1994

**Recd.**

DAVID PLOTKIN

TO  
TOWN OF NEW WINDSOR

Dated, September 24, 19 93

XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Respected Sir,  
I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the proposed extension of the New York and New Jersey Electric Railway Company's line from the present terminus at the New York City and New Jersey Ferry to the New York City and New Jersey Ferry.

Very truly yours,  
John T. Mayo  
New Windsor, New York 12553  
225 Union Avenue  
Town of New Windsor, Putnam County

Dear Sir:  
This will confirm that I have advised you that since the description in the above referenced matter is apparently acceptable to Mr. Edsall and since the road dedication issue has apparently been resolved to the satisfaction of Mr. Edsall, I have no objection to signing the map in the above referenced matter.

Thank you.  
Very truly yours,  
ANDREW C. KRIEGER

ACK. mail  
cc: Mr. Edsall, E. B.  
John T. Mayo

**T**ogether with the appurtenances and all the estate and rights of the party  
of the first part in and to said premises.

**T**o have and to hold the premises herein granted unto the party of the  
second part, its successors and assigns forever

And The grantor, in compliance with Section 13 of the Lien Law, covenants as follows: That ~~he~~<sup>he</sup> will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that ~~it~~<sup>he</sup> will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has ~~XXXXXXXXXXXXXXXXXXXX~~ set his hand and seal ~~to be hereunto affixed and the same to be signed by the duly authorized officer~~ the day and year first above written.

Consideration less than \$100.00  
no transfer tax required

  
David Plotkin

Accepted by the Town Board on the  
\_\_\_\_ day of February, 1994.

X  
\_\_\_\_\_  
Supervisor

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/24/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-24

NAME: MOBILE OIL/DAVID PLOTKIN LOT LINE CHANGE

APPLICANT: SOCONY MOBIL OIL CO., INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/26/91	MUNICIPAL HIGHWAY	03/16/93	SUPERSEDED BY REV1
ORIG	09/26/91	MUNICIPAL WATER	09/27/91	APPROVED
ORIG	09/26/91	MUNICIPAL SEWER	03/16/93	SUPERSEDED BY REV1
ORIG	09/26/91	MUNICIPAL SANITARY	03/16/93	SUPERSEDED BY REV1
ORIG	09/26/91	MUNICIPAL FIRE	10/01/91	APPROVED
ORIG	09/26/91	PLANNING BOARD ENGINEER	03/16/93	SUPERSEDED BY REV1
REV1	03/16/93	MUNICIPAL HIGHWAY	/ /	
REV1	03/16/93	MUNICIPAL WATER	/ /	
REV1	03/16/93	MUNICIPAL SEWER	/ /	
REV1	03/16/93	MUNICIPAL SANITARY	/ /	
REV1	03/16/93	MUNICIPAL FIRE	03/22/93	APPROVED
REV1	03/16/93	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/24/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 91-24

NAME: MOBILE OIL/DAVID PLOTKIN LOT LINE CHANGE

APPLICANT: SOCONY MOBIL OIL CO., INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/03/93	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/91	P.B. APPEARANCE	LA/ND:APPR.SUB TO



ANDREW S. KRIEGER  
ATTORNEY AT LAW  
219 QUASSAICK AVENUE  
SQUIRE SHOPPING CENTER, SUITE 3  
NEW WINDSOR, NEW YORK 12553

RECEIVED FEB 2 1994

(914) 562-2333

January 24, 1994

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attn: Myra Mason

Re: Mobil/Plotkin

Dear Myra:

This will confirm that I have advised you that since the description in the above referenced matter is apparently acceptable to Mr. Edsall and since the road dedication issue has apparently been resolved to the satisfaction of Mr. Seaman, I have no objection to signing the map in the above referenced matter.

Thank you.

Very truly yours,



ANDREW S. KRIEGER

ASK:mtt

cc: Tad Seaman, Esq.  
Mark Edsall, P. E.  
John T. Mayo

AS OF: 02/04/94

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 91- 24

FOR WORK DONE PRIOR TO: 02/04/94

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
91-24	51336	02/03/93	TIME	MJE	MC MOBIL/PLOTXIN	70.00	0.40	28.00					
91-24	53391	03/17/93	TIME	MJE	WS MOBIL	70.00	0.40	28.00					
91-24	53411	03/22/93	TIME	MJE	MC MOBIL/PLOTXIN L/L	70.00	0.50	35.00					
91-24	53621	03/22/93	TIME	MCK	CL P/REVIEW COMMENTS	25.00	0.50	12.50					
91-24	53320	03/24/93	TIME	MJE	MM COND FINAL APPL	70.00	0.10	7.00					
91-24	53413	03/24/93	TIME	MJE	MC MOBIL/PLOTXIN L/L	70.00	0.10	7.00					
91-24	54183	04/07/93	TIME	MJE	WS MOBIL OIL	70.00	0.40	28.00					
										145.50			
91-24	54087	04/13/93			BILL 93-247						-89.50		
91-24	55398	05/17/93			BILL 93-298						-28.00		
											-117.50		
91-24	60532	08/06/93	TIME	MJE	MC MOBIL/PLOTXIN	70.00	0.50	35.00					
										180.50			
91-24	68109	01/18/94			BILL 94-117						-63.00		
											-180.50		
TASK TOTAL								180.50	0.00	-180.50	0.00		
GRAND TOTAL								180.50	0.00	-180.50	0.00		

+ 70  
 \$250.50  
 CL + 74.00  
\$264.50 final

2/4/94

Mark will send memo



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**7 February 1994**

**MEMORANDUM**

**TO: Myra Mason, Planning Board Secretary**

**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: MOBIL OIL/PLOTKIN LOT LINE CHANGE  
REVIEW "FINAL" PROJECT DESCRIPTIONS  
NEW WINDSOR PLANNING BOARD NO. 91-24**

This memorandum shall confirm my review on 4 February 1994 of the "final" descriptions provided by Lanc & Tully Engineers and Surveyors, forwarded to the Town on 3 February 1994.

Based on my review, it appears that the two (2) descriptions for the land to be conveyed to David Plotkin appear correct. It should be noted that the description for the lands to be dedicated to the Town of New Windsor continues to include a conflict between bearing no. 23 on page 2 of the description and the bearing shown on the map. The map indicates 85-53-43. This discrepancy was previously brought to the attention of the surveyor and apparently has been continued with this latest submission.

Once that single conflict is resolved, I believe same is acceptable and am aware of no reason why the submission could not be accepted and all plans/mylars stamped.

Respectfully submitted,

**Mark J. Edsall, P.E.**  
**Planning Board Engineer**

**MJEmk**

**A:2-7-2E.mk**

DESCRIPTION  
LANDS TO BE CONVEYED TO  
DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

November 16, 1990  
Revised August 4, 1993

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point marked by a concrete monument, said point being the most northerly corner of lands now or formerly Socony Mobil Oil Company, Inc., said point also being North 58°-51'-30" West, 725.04 feet from the intersection of the northerly line of lands now or formerly Socony Mobil Oil Company, Inc., with the westerly line of River Road, said point of beginning also being the most northerly corner of lands herein described; thence running southeasterly along the northerly line of lands now or formerly Socony Mobil Oil Company, Inc., (1) South 58°-51'-30" East a distance of 336.81 feet to a point, said point being the northeasterly corner of lands herein described; thence running southerly and southeasterly through lands now or formerly Socony Mobil Oil Company, Inc. The following three (3) courses and distances:

(2) South 32°-25'-30" West a distance of 95.98 feet to a point;

(3) South 09°-30'-00" West a distance of 319.95 feet to a point; and

(4) South 65°-35'-00" East a distance of 119.54 feet to a point marked by a concrete monument, said point being the most northerly corner of lands now or formerly Mid-Valley Petroleum Corp., said point also being the most easterly corner of lands herein described; thence running southerly along a southeasterly line of lands now or formerly Socony Mobil Oil Company, Inc., (5) South 24°-25'-00" West a distance of 421.58 feet to a point marked by a concrete monument, said point being the most southerly corner of lands now or formerly Socony Mobil Oil Company, Inc., said point also being the most southerly corner of lands herein described; thence running northwesterly along the southwesterly line of lands now or formerly Socony Mobil Oil Company, Inc., (6) North 65°-35'-00" West a distance of 523.02 feet to a point marked by a concrete monument, said point being the southwesterly corner of lands now or formerly Socony Mobil Oil Company, Inc., said point also being the southwesterly corner of lands herein described; thence running northeasterly along the northwesterly line of lands now or formerly Socony Mobil Oil Company, Inc., (7) North 24°-25'-00" East a distance of 865.23 feet to the point or place of beginning; all as shown on a map entitled, "Survey and Proposed Lot Line Change Prepared for David Plotkin and Mobil Oil Corporation, Town of New Windsor, Orange County, New York, Sheet No. 1 of 2," prepared by Lanc & Tully, P.C. on August 28, 1990, last revised January 15, 1993.

Containing 8.500± acres.

DESCRIPTION  
LANDS TO BE CONVEYED TO  
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TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

November 16, 1990  
Revised August 4, 1993

Premises herein described being a portion of Tax Map Lot No. 71 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1989.

Premises herein described being a portion of the same premises as described in Liber 1481 of Deeds at Page 121.

Subject to any Easements, Rights-of-Way, Covenants, or Restrictions of Record.

plotkin2

DESCRIPTION  
LANDS OF, AND LANDS TO BE  
CONVEYED TO DAVID PLOTKIN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

December 18, 1990  
Revised January 18, 1993  
Revised August 4, 1993

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, and being more particularly bounded and described as follows:

Beginning at a point being the northwesterly line of lands now or formerly David Plotkin at the intersection of said northwesterly line with the southerly line of Walsh Avenue, said line as established by dedication to the Town of New Windsor; thence running southeasterly, easterly and northeasterly along said southerly line of Walsh Avenue, said line being the northerly line of said lands, the following fifteen (15) courses and distances:

- (1) South 36°-16'-15" East a distance of 127.99 feet to a point;
- (2) South 40°-18'-45" East a distance of 129.47 feet to a point;
- (3) South 45°-18'-15" East a distance of 127.44 feet to a point;
- (4) South 55°-56'-15" East a distance of 62.24 feet to a point;
- (5) South 59°-53'-15" East a distance of 102.58 feet to a point;
- (6) South 61°-58'-15" East a distance of 103.34 feet to a point;
- (7) South 66°-15'-15" East a distance of 101.39 feet to a point;
- (8) South 79°-11'-15" East a distance of 78.19 feet to a point;
- (9) North 85°-53'-43" East a distance of 56.94 feet to a point;
- (10) North 73°-15'-55" East a distance of 58.86 feet to a point;
- (11) North 60°-34'-45" East a distance of 55.85 feet to a point;
- (12) North 49°-36'-45" East a distance of 98.26 feet to a point;
- (13) North 40°-50'-00" East a distance of 146.07 feet to a point;
- (14) North 48°-18'-10" East a distance of 50.89 feet to a point; and

DESCRIPTION

LANDS OF, AND LANDS TO BE

CONVEYED TO DAVID PLOTKIN

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

December 18, 1990

Revised January 18, 1993

Revised August 4, 1993

(15) North 81°-39'-55" East a distance of 91.33 feet to a point in the northeasterly line of said lands now or formerly David Plotkin, said line also being a portion of the southerly line of lands now or formerly The American Felt and Filter Company; thence running southeasterly along said southerly line of lands now or formerly The American Felt and Filter Company; (16) South 58°-51'-40" East a distance of 50.67 feet to a point marked by a concrete monument; and (17) South 58°-51'-30" East a distance of 336.81 feet to a point, said point being the northeasterly corner of lands herein described, and said point being the northwesterly corner of lands now or formerly Socony Mobil Oil Company, Inc.; thence running southwesterly, southerly and southeasterly along the westerly and a portion of the southerly line of lands now or formerly Socony Mobil Oil Company, Inc., the following three (3) courses and distances:

(18) South 32°-25'-30" West a distance of 95.98 feet to a point;

(19) South 09°-30'-00" West a distance of 319.95 feet to a point; and

(20) South 65°-35'-00" East a distance of 119.54 feet to a point marked by a concrete monument, said point being the most easterly corner of lands herein described, and said point also being the most northerly corner of lands now or formerly Mid-Valley Petroleum Corp.; thence running southwesterly along a northwesterly line of lands now or formerly Mid-Valley Petroleum Corp. (21) South 24°-25'-00" West a distance of 421.58 feet to a point marked by a concrete monument, said point being the most southerly corner of lands herein described; thence running northwesterly along a northeasterly line of lands now or formerly Mid-Valley Petroleum Corp. (22) North 65°-35'-00" West a distance of 523.02 feet to a point marked by a concrete monument; thence running southwesterly along a northwesterly line of lands now or formerly Mid-Valley Petroleum Corp. (23) South 24°-25'-00" West a distance of 50.00 feet to the point in the northeasterly line of lands now or formerly Ruscitti; thence running northwesterly along a portion of said northeasterly line of lands now or formerly Ruscitti (24) North 65°-35'-00" West a distance of 50.00 feet to a point; thence running northwesterly along the northeasterly line of a portion of lands now or formerly David Plotkin as described in Liber 2811 of Deeds at Page 216 (25) North 65°-07'-55" West a distance of 936.71 feet to a point, said point being the southeasterly corner of lands now or formerly Barry Silver, Esq., et al, said point being the southwesterly corner of lands herein described; thence running northwesterly along a portion of the northeasterly line of lands now or formerly Barry Silver, Esq., et al (26) North 24°-14'-25" West a distance of 135.00 feet to a point, said point being the most southerly corner of lands now or formerly Patterson Materials Corp., said point also being the most westerly corner of lands herein described; thence running northeasterly along the southeasterly line of lands now or formerly Patterson Materials Corp. (27) North 18°-03'-05" East a distance of 561.74 feet to the point or place of beginning; the purpose of this conveyance being to consolidate a portion of lands now or formerly David Plotkins as described in Liber 2811 of Deeds at Page 216, said portion of lands

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Revised August 4, 1993

being Tax Map Lot No. 70.1 in Block 1, Section 9, as shown on the Tax Maps of the town of New Windsor, together with land conveyed to David Plotkin by SOCONY Mobil Oil Company, Inc., said lands being a portion of Tax Map Lot No. 71 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, said lands being shown on a map entitled, "Survey and Proposed Lot Line Change prepared for David Plotkin and Mobil Oil Corporation, Town of New Windsor, Orange County, New York, Sheet No. 2 of 2," prepared by Lane & Tully, P.C. on August 28, 1990, last revised January 15, 1993.

Premises herein described containing 23.042± acres.

Premises herein described being a portion of Tax Map Lot No. 70.1 in Block 1, Section 9, and a portion of Tax Map Lot No. 71 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1989.

Premises herein described being subject to a 50-foot wide right-of-way for the benefit of Tax Map Lot No. 78.231 in Block 1, Section 9, as shown on the Tax Maps of the Town of New Windsor, said right-of-way as described in Liber 1936 of Deeds at Page 837, and any easements, rights-of-way, covenants or restrictions of record.

plotkin1



PLANNING BOARD FILE NUMBER: 91-24

MEMORANDUM FOR FILE

DATE: February 7, 1994

On this date: I spoke to Rodney Knowlton at Lamo + Lilly. I  
told him that #23 on the deed, description: 'Mylar must  
all agree - According to Rodney they should all read -  
(South 85°-53'-45" West) As of this date, the mylar and  
deed reads (South 85°-53'-43" West) (43" should be 45")

I faxed Rodney a copy of the deed and he said he  
would take care of having it corrected.

(11)

PLANNING BOARD FILE NUMBER: 91-24

MEMORANDUM FOR FILE

DATE: February 3, 1974

On this date: I received a memo from A. Kruger saying  
all was acceptable to be signed, however, when I  
checked with Tad Seaman, he said he had something he needed  
to check and that would let me know later today - I then  
checked w/ M. Edsall. He needed to see the latest copy  
of the descriptions that he was to approve. I then contacted  
Lanc + Lully and asked for their latest version of the  
descriptions. He said he would fax them to me A.S.A.P.

(u)

PLANNING BOARD FILE NUMBER: 91-24

MEMORANDUM FOR FILE

DATE: January 13, 1994

On this date: I spoke to Barbara from John Mayo's office - I told her I have not heard from  
① Ted Seaman, ② Andrew Kriger, ③ Mark Edsall  
saying that it is OK to sign the plans.

I told her that when I receive a memo  
from each of the above, I can have the plans  
finalized (also fees must be paid prior  
to maps being signed.)

am

**NORTON & CHRISTENSEN**

ATTORNEYS AND COUNSELLORS AT LAW

60 ERIE STREET

POST OFFICE BOX 308

GOSHEN, NEW YORK 10924

(914) 294-7949

TELECOPIER (914) 294-7791

STANLEY J. NORTON

HENRY N. CHRISTENSEN, JR.

HAROLD M. PRESSBERG

RICHARD B. GOLDEN

JOHN T. MAYO  
OF COUNSEL

November 12, 1993

Mr. A. G. Tutem  
Mobil Oil Corporation  
3225 Gallows Road  
Fairfax, Virginia 22037-0001

Re: Mobil Oil to Plotkin

Dear Al:

I'm writing this to bring you up to speed. I have been talking with Bill Crowe and have been giving him periodic reports on his answering machine, but didn't know whether I should be talking with you as well.

The status of the matter at the moment is my letter to George Stradar resulted in movement, and the papers finally got over to Andrew Krieger, the town attorney. He sat on them, but I called him about three times, and he now says the form is fine but that he had sent a copy of the description to the town engineer for checking, and it had gotten stuck there.

I called Josh Bush and asked him to "motivate" the town engineer. This shouldn't be a problem, as the two have worked on this description (and the incorrect former ones). As soon as they are released from the town engineer, I assume they will go to the Planning Board for the signing of the subdivision map at which time Joshua Bush will pick it up and file it in the County Clerk's office.

NORTON & CHRISTENSEN

At that point, we will be ready to close. Assuming (as we have done many times in the past) that this will be a go, would you please send me the 1993-1994 school tax receipt as well as the 1993 state, town and county receipts.

Sincerely,

John T. Mayo

JTM:bs

cc: Mr. Joshua Bush  
Ms. Myra Mason  
Mr. Paul Miller

COPY

**ANDREW S. KRIEGER**  
**ATTORNEY AT LAW**  
219 QUASSACK AVENUE  
SQUIRE SHOPPING CENTER, SUITE 3  
NEW WINDSOR, NEW YORK 12553  
(914) 562-2333

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

October 27, 1993

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FOR PROFESSIONAL SERVICES RENDERED 91-24

Re: Mobil Oil/D. Plotkin

7-20 receive and review letter of J. Mayo, Esq.,  
7-29 receive and review plans and letter; 9-27  
receive and review deed from J. Monell, Esq.,  
tc J. Monell, Esq., letter from M. Edsall, Esq.,

Total time spent 1.2 hours x \$100.00

\$120.00

**NORTON & CHRISTENSEN**

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RICHARD B. GOLDEN

JOHN T. MAYO  
OF COUNSEL

September 20, 1993

George F. Stradar, Jr., Esq.  
Northrop, Stradar & Glenn  
Post Office Box 2395  
Newburgh, New York 12550

Re: Mobil Oil Corp to Plotkin

Dear George:

I do not know what is happening in this matter, but as I understand Mr. Plotkin is your client, I am addressing this letter to you.

On July 14, 1993, a meeting was held at Tad Seaman's office, in which were present Jim Monell of your office, Tad Seaman as attorney for the town, Mark Edsall as the Town of Windsor engineer, Myra Mason, the Planning Board Clerk, Joshua Bush, the surveyor, and myself. I enclose a copy of the synopsis of that meeting which I prepared and sent to all the parties.

On July 19, 1993, we received the descriptions, and I wrote your office and Lanc & Tully to confirm that you received them and also to request that I be copied on all correspondence.

On July 28, 1993, I wrote your office, stating that I had received a call from Myra Mason, the New Windsor Planning Board Clerk, stating that she had checked with both Tad and Andy, and they had not received the respective deeds from you.

Subsequently, I have had my secretary call your office to find out the status. The first time she was informed that the deeds were about ready and would be done in the next couple of days. I did not hear anything from you and accordingly, she called again and was informed that the deeds were done and were ready to be forwarded (I assumed to the respective attorneys, but that may have been a wrong assumption; it may have meant to Plotkin). Last

NORTON & CHRISTENSEN

week, I checked with both Krieger's and Seaman's offices and was informed they had not received the deeds from you.

I do not know where the problem lies, but this can continue no longer. We have tried to work with you to accomplish a smooth closing, realizing that there were errors in the original survey that caused the problem for all of us. However, we have waited two months since all the issues were resolved, and apparently nothing has been done by your office. This is entirely too long a period.

I am leaving for vacation on night of Thursday, September 23, 1993, and will be back in the office on the morning of October 6, 1993. I am requesting my secretary to call the respective town attorneys on October 5 to determine whether they have received the documents. If they have not received them by that date, I will no other recourse other than to declare "time is of the essence" and take what other steps are necessary to force this matter to close as soon as possible.

I thank you.

Sincerely,

John T. Mayo

JTM:bs

Enclosure

cc: Mr. A.G. Tutem  
Mr. James Moran



/ bcc: Mr. Joshua Bush  
Ms. Myra Mason

**NORTON & CHRISTENSEN**

ATTORNEYS AND COUNSELLORS AT LAW

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HENRY N. CHRISTENSEN, JR.

HAROLD M. PRESSBERG

RICHARD B. GOLDEN

JOHN T. MAYO  
OF COUNSEL

July 28, 1993

James L. Monell, Esq.  
Northrop, Stradar & Glenn  
Post Office Box 2395  
Newburgh, New York 12550

Re: Mobil Oil to Plotkin

Dear Jim:

On Tuesday, I received a call from Myra Mason, the New Windsor Planning Board clerk, stating that she had checked with both Tad and Andy, and they had not yet received the respective deeds from you.

She, and all of us, are most anxious that this be handled expeditiously, and accordingly, I would appreciate it if you would provide those deeds to the respective attorneys as soon as possible. She has also asked me to ask you to advise her when you send those deeds to the attorneys.

If you have any problems, please call me.

Sincerely,

John T. Mayo

JTM:bs

cc: J. Tad Seaman, Esq.  
Andrew Krieger, Esq.  
Myra Mason, Clerk Planning Board  
Mr. A.G. Tutem

**NORTON & CHRISTENSEN**

ATTORNEYS AND COUNSELLORS AT LAW

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HENRY N. CHRISTENSEN, JR.  
HAROLD M. PRESSBERG  
RICHARD B. GOLDEN

JOHN T. MAYO  
OF COUNSEL

July 19, 1993

James L. Monell, Esq.  
Northrop, Stradar & Glenn  
P.O. Box 2395  
Newburgh, New York 12550

Mr. Joshua Bush  
Lanc & Tully Engineering &  
Surveying P.C.  
P.O. Box 687  
Goshen, New York 10924

J. Tad Seaman, Esq.  
McGuirk, Levinson, Zeccola,  
Seaman, Reineke & Ornstein, P.C.  
542 Union Avenue  
New Windsor, New York 12553

Re: Mobil Oil to Plotkin

Dear Gentlemen:

Enclosed is a synopsis I have prepared as to our meeting on Wednesday. If anyone finds something wrong with it, would they please contact me, as we want to have this matter closed as soon as possible.

I thank you.

Sincerely,

John T. Mayo

JTM/hdc  
Enclosure

cc: Mr. A. G. Tutem  
Mr. James Moran  
Andrew Krieger, Esq.  
Myra Mason, Clerk Planning Board

**MOBIL TO PLOTKIN**  
**SYNOPSIS OF MEETING**  
**HELD**  
**JULY 14, 1993**  
**AT THE**  
**TOWN OF NEW WINDSOR'S ATTORNEY'S OFFICE**

There were present:

1. James Monell - Attorney for Plotkin
2. Tad Seaman - Town of New Windsor Attorney
3. Mark Edsall - Town of New Windsor Engineer
4. Myra Mason - Planning Board Clerk
5. Joshua Bush - Surveryor
6. John T. Mayo - Attorney for Mobil

The issues presented were resolved as follows:

1. LOT SIZE - There was apparently a side issue as to the amount of land being conveyed by Mobil to Plotkin. Plotkin is satisfied with the current description.
2. ROAD ISSUE - The Town wants Plotkin to grant the Town a piece of property from a parcel of land that Plotkin already owns for them to use for road purposes. It is required that this deed be given to the Town prior to its approval of the subdivision, but there is a gentleman's understanding that the Town will approve the subdivision.
3. CONSOLIDATION OF PLOTKIN PARCELS - The Town requires that after Plotkin receives title to the Mobil land, it, and the piece that Plotkin already owns be consolidated into a single deed. Monell is to prepare a draft of that deed and will

send it to Andrew Krieger, the Planning Board attorney, for his approval. It is understood that the final deed will not be signed by Plotkin until after the subdivision approval is given and closing takes place.

4. DESCRIPTIONS - Edsall and Bush have agreed to new descriptions and Monell, Seaman, Mason, Krieger and Mayo are to receive copies of them.

In summation, the chronology of events is as follows:

1. Bush sends new descriptions to interested parties.

2. Monell prepares dedication for highway purposes and sends it to Seaman for approval. When approved, Seaman will give his approval to the Planning Board.

3. Monell will prepare draft consolidated deed and send it to Krieger. Once Krieger approves, Krieger will give his approval to the Planning Board.

4. When approvals of both Seaman and Krieger are received by the Planning Board, Joshua Bush will arrange to have the map signed and will file same in the County Building and send copies of a conformed map to Monell, Mobil, Mayo and Goshen Searchers, Inc.

5. JTM will have Mobil prepare a new deed if description varies from current one and send a copy of it to the title company and Monell.

ANDREW S. KRIEGER  
ATTORNEY AT LAW  
219 QUASSAICK AVENUE  
SQUIRE SHOPPING CENTER, SUITE 3  
NEW WINDSOR, NEW YORK 12553  
(914) 562-2333

April 2, 1993

Tad Seaman, Esq.  
Town Attorney  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Mobil/Plotkin

Dear Tad:

The Planning Board has granted final approval for the above referenced application subject to your approval of the deeds or deed and dedication by Mr. Plotkin of a strip to the Town of New Windsor.

When we last conferred on this matter, I understood that you were not satisfied with the offering(s) by Mr. Plotkin.

If you are now satisfied (as the applicant indicates) the Planning Board will sign and approve the map. If you are not satisfied they will not do so. Please advise as soon as possible.

Thank you.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt

cc: James A. Petro, Chairman  
New Windsor Planning Board

*Andy to review deed for Consolidation } Two approvals before signature  
" " " " Road  
Lack to  
2 - copies of 3<sup>rd</sup> subscriptions - revised & corrected*

MOBIL/PLOTKIN LOT LINE CHANGE (91-24) RIVER ROAD

Mr. Joshua Bush of Lanc & Tully appeared before the board representing this proposal.

MR. BUSH: This is a project that has been before the board several times and what has happened during the period of time since it's been there.

MR. VAN LEEUWEN: Mobil changed their mind?

MR. BUSH: I think everybody has changed their mind a few times. Several things came up, one of the largest issues I think that was up against David Plotkin was an issue of him granting a dedication along the road that portion of the map that you will see there that is on the second page, if you look at sheet one of two. There was a question whether the dedication was done by Mr. Plotkin and I think at that point earlier the issue was resolved and we had approval on this but the documents were never filed and it lapsed because of the time beyond the six month period of time.

MR. VAN LEEUWEN: You didn't get it filed in Goshen?

MR. BUSH: Exactly.

MR. VAN LEEUWEN: Has the dedication been done?

MR. BUSH: Yes, I believe at this point they have been forwarded to the Town Attorney and they have been reviewed.

MR. VAN LEEUWEN: Do you know anything about it, Andrew?

MR. KRIEGER: It's been a long time since I've talked to somebody about this.

MR. LANDER: Anything on file?

MR. PETRO: Not really, the fire re-approved on 3/22/93. Everything else was--.

MR. VAN LEEUWEN: I'll make a motion to restamp the map subject to the--

MR. LANDER: I don't think it was ever stamped.

MR. KRIEGER: I don't think it was ever.

MR. BUSH: One of the issues why it wasn't was because they were brought forth to you Mr. Krieger and there was some discrepancies on the legal descriptions.

MR. KRIEGER: I also remember now that I recall it to mind the Town Attorney had some difficulty with this. It was an issue that was going back and forth between me and the Town Attorney and ultimately it was the Town Attorney had to do with the dedication.

MR. VAN LEEUWEN: I think that should be cleared up first before we do anything. I'll make a motion to approve it, to re-approve it subject to the dedication being approved by our Planning Board attorney and our Town Attorney.

MR. LANDER: Second it.

MR. DUBALDI: Hank, Mark wants us to reaffirm we have a negative dec under SEQRA. Do you want to us do that again Mark?

MR. EDSALL: Well, given the lapse in time of a couple years, you've taken all the action.

MR. PETRO: I know we have a motion on the floor now.

MR. EDSALL: I wouldn't even think that it is necessary to go through each item individually but if the board either by resolution or if you poll the board, agrees that all your previous actions relative to SEQRA and the fact that you don't need to send this particular lot line change to the Orange County Planning Department, if you affirm that, as long as it's in the record, I think it's fine.

MR. PETRO: Mark, just read it into the record. Any discussion from the board members?



MR. VAN LEEUWEN: Nope.

MR. PETRO: So be it. We still have a motion on the floor to accept.

MR. VAN LEEUWEN: Motion was seconded subject to our attorney approving it and the Town Board attorney approving it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve Mobil Oil/Plotkin lot line change subject to our Planning Board attorney and the Town of New Windsor Town Board attorney approve said application. You want to add anything to that Andy?

MR. KRIEGER: No, only to say this, I will before the next meeting, I'll check with the Town Attorney and confer with him and report back to this board as to what the status is and whether or not this meets with his approval.

MR. PETRO: We're going to give approval, it can be stamped at any time.

MR. VAN LEEUWEN: It's subject to those things being resolved.

MR. PETRO: If they have resolved even before the next meeting and the secretary is informed and Myra is then it can be stamped.

MR. KRIEGER: Yes. What I was indicating is I'll advise the board regardless, just so the board knows by the next meeting what's going on.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE

March 24, 1993

7

MR. PETRO

AYE

MR. PETRO: The 55.85 feet is transposed. Has that been corrected?

MR. BUSH: Yes, there's some mathematical problems, there's some transpositions in the numbers that are on the map as it was previously prepared and I went through and did the checking and corrected all the discrepancies and I wanted to forward these copies for your use and comparison. I forwarded these to Mark.

MR. EDSALL: On your corrected ones, there's one transposed pair of numbers.

MR. PETRO: Can you get together with him?

MR. EDSALL: I'll give him a copy of the comments.

MR. PETRO: We're done with this but I wanted that corrected on the map before it's signed.

MR. BUSH: Thank you very much.

Once deeds are received - Tad will notify P.B.  
for signature of approval

James Monnell

fax # 561-2083 - fax description as  
approved by Mark Edsall

RESULTS OF P.B. MEETING

DATE: March 24, 1993

PROJECT NAME: Mobile / Plotkin L.L. Ctg. PROJECT NUMBER 91-24

LEAD AGENCY: \_\_\_\_\_ NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: \_\_\_\_\_

DISCUSSION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEND TO ORANGE CO. PLANNING: No

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY Yes

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

Sub to approval of P.B. Atty + Town Atty. Approval  
Andy to check w/ T. Atty. before next meeting.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NORTON & CHRISTENSEN**

ATTORNEYS AND COUNSELLORS AT LAW

GOSHEN EXECUTIVE BUILDING

POST OFFICE BOX 308

GOSHEN, NEW YORK 10924

(914) 294-7949

TELECOPIER (914) 294-7791

April 15, 1992

James L. Monell, Esq.  
Northrop, Stradar & Glenn  
P.O. Box 2395  
Newburgh, New York 12550

Re: Mobil Oil to Plotkin

Dear Jim:

Following up our telephone conversation of yesterday, I was able to talk with the Clerk of the Planning Board and Tad Seaman today.

The bottom line of this is that if you will send Tad Seaman the unrestricted Deed for the 25 foot easement that you and he agreed upon, an executed Capital Gains form, and the title report, Tad will review it and if it meets with his approval, he will contact Myra at the Planning Board and then we can get the map signed and filed.

I asked Tad if there was any problem because of the delay and he said since the map had not been signed, there would be no problem. The only thing is that we had to get it filed within 90 days after it was signed.

Sincerely,



John T. Mayo

JTM:amc

cc: Mr. James Moran  
Mr. A. G. Tutem  
Lanc & Tully  
J. Tad Seaman, Esq.  
New Windsor Planning Board ✓  
Attn: Myra

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

10/28/91

TO Frances Sullivan 389 Modres Hill Rd DR.  
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
12/16/91		Planning Board Meeting	75 00	
		Windsor Heights. 3 pgs	15 50	
	✓	Mobil oil 90-50 22 pgs	99 00	
	✓	Twin Arch 7 pgs	31 00	
	✓	Mobil Plotkin 4 pgs	18 00	
	✓	Wenke 4 pgs	18 00	
	✓	Petro 2 pgs	9 00	
	✓	Catanzaro 5 pgs	22 50	
		Kelly Motors 4 pgs	18 00	
		Bernhardt 2 pgs	9 00	
		Misc. 2 pgs	9 00	
			<hr/>	
			322 50	

October 15, 1991

**MOBIL/ PLOTKIN LOT LINE CHANGE (91-24) RIVER ROAD**

Mr. Dennis Lowes of Lanc & Tully came before the Board representing this proposal.

MR. LOWES: We are back here again, I guess, for a reapproval is about what it boils down to. We had a final approval for this lot line change last December 12th with the conditions that the legal documents of the conveyance of consolidations of the property that would result from this lot line change be approved by the Planning Board Attorney and in the process of the legal documents getting prepared, to the best of my knowledge, the lawyers took more time than we anticipated. The six month approval lapsed when we finally found out that everything had bogged down, we reapplied actually with a brand new application, same drawings, because nothing had changed and at this point in time, our request is that you do consider a reapproval of the lot line change.

The lot line change would take place on the Mobil terminal property just below Walsh Road total of about 12 acres. Mobil proposes to cut off an area 8 1/2 acres and retain 3.3 acres. David Plotkin the, adjoining owner, is going to buy that 8 1/2 acres. It's as simple as that.

MR. DUBALDI: For the auto auction?

MR. LOWES: The auto auction is on his piece of property right now that's behind the Mobil terminal. This is the Mobil terminal property right here. This is the piece that Mobil cut from it. This is Plotkin's piece back in here and his auto auction thing is back on that piece now.

MR. SCHIEFER: Let me ask you a question. Is that identical to the previous application? Has there been any changes?

MR. LOWES: There are no changes in the application with the exception of the attachment of the flood plain statement.

MR. LANDER: Do we have all the legal stuff out of the way now?

October 16, 1991

MR. LOWES: As far as we know, I just checked with Andy to the best of our knowledge, again the Town Attorney is in possession of the legal documents. What we have got to do is get in touch with him, find out yes in fact they are approved or if he still has problems with them. I don't think at this point there are problems with them.

MR. LANDER: Are we looking at a conditional approval here again?

MR. LOWES: Basically, the same thing as a year ago.

MR. LANDER: You can't approve it without the legal papers.

MR. KRIEGER: If I may, Mr. Chairman, a couple of things. First of all, the approval of the documents I'm going to outline in a second what they are is a Town Attorney function, not my function because these are matters that are going to concern the town so it's the Town Attorney who wanted to do that. Upon receipt of the documents, I had forwarded them to the Town Attorney and although it's his function, I have been in touch with him upon occasion throughout the process to see what's happening. I understood that we had a continuing dispute with Mr. Plotkin's attorney. I have not been told officially that that's been resolved. It's my understanding unofficially that it has but I would suggest that it's not something the Planning Board wants to get into. It's a Town Attorney function and that the most appropriate, if the Planning Board decides that it wants to approve this application, the most appropriate thing would be to make it subject to approval by the Town Attorney since you have no control over that.

MR. VAN LEEUWEN: I make a motion we take lead agency.

MR. DUBALDI: I'll second it.

MR. MC CARVILLE: On the property to be conveyed, three modern wells there, what are these wells for?

MR. LOWES: Those were put in by Mobil Oil, oh gosh, almost three years ago and a ground water monitoring company that had an office over in Beacon, L.G.B., I



October 16, 1991

35

think were their names put them in there. Mobil, prior to their deciding that they would cut this property off wanted to test and make sure there was no contamination from anything under the ground in there. They had never actually used what I call the upper tier of their property.

MR. VAN LEEUWEN: This is the upper tier.

MR. LOWES: About the other thing Joe Ruscitti got in there and took out some sand.

MR. VAN LEEUWEN: That's not the first time Joe Ruscitti has done that either, I don't know if he did it intentionally or not.

MR. LANDER: But, you know, there was at one time an asphalt plant on that property, Allied Chemical right where Joe has this building, all right, all the old buildings were taken down. There was a chemical plant right on top of that hill, that was before Joe Conney put that one across from you so there was a blacktop plant there.

MR. LOWES: We have shown them. Mobil came up with a clean bill of health.

MR. SCHIEFER: Motion has been made and seconded that the Town of New Windsor Planning Board take lead agency in the SEQRA process on the Mobil Oil/Plotkin lot line application.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. PETRO: This has to go to Orange County Planning because it's within 500 feet of River Road.

MR. LANDER: Lot line change, no.

MR. SCHIEFER: Submittal is optional.

October 16, 1991

MR. LOWES: We did not the last time.

MR. MC CARVILLE: I make a motion that we declare a negative declaration under the SEQRA process.

MR. VAN LEEUWEN: I'll second that.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion that we reapprove this map subject to our Town Attorney rereviewing the documents and approval of the documents.

MR. SCHIEFER: Do you want to go on record as saying we don't feel we have to go to the Orange County Planning?

MR. VAN LEEUWEN: I don't feel we have to go to the Orange County Planning.

MR. SCHIEFER: I want it in the minutes of the meeting that it was discussed and there's no objection by the Board so it's in the minutes of the meeting we feel that it's not required. Now, would you make the motion, sir.

MR. MC CARVILLE: He just did. I'll second it.

ROLL CALL:

Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

219 Quassaick Avenue, New Windsor, New York 12553

[illegible]

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

219 Quassaick Avenue, New Windsor, New York 12553

91-24

**CLAIMED**

**ALLOWED**

0-16-91	Attend Public Meeting 2 to Lanc & Tully				
1-4	Receive and review carbon copy of letters and enclosures from G. Stradar, Esq.				
	1.0 x \$100.00	100	00		
	11/19/91				



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** MOBIL OIL/PLOTKIN LOT LINE CHANGE  
**PROJECT LOCATION:** RIVER ROAD/WALSH AVENUE  
**PROJECT NUMBER:** 91-24  
**DATE:** 16 OCTOBER 1991  
**DESCRIPTION:** THE APPLICATION INVOLVES A LOT LINE CHANGE WHICH WOULD TRANSFER OWNERSHIP OF APPROXIMATELY 8.5 +/- ACRES FROM MOBIL OIL TO PLOTKIN.

1. The Board should note that this proposed lot line change was previously reviewed as application 89-8. The application received conditional final approval on 12 December 1990; however, the Applicant failed to complete compliance with the conditions of approval within the required time frame. As such, a new application has been filed for this proposed action.
2. As a first step, the Board should request that the Applicant and/or their representative indicate, for the record, if the plan submitted with this application is identical to that plan which received conditional approval on 12 December 1990.
3. If the plan is identical, I am aware of no reason why this application could not be considered for approval, following the procedural items noted hereinbelow.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. Submittal of this lot line application to the Orange County Planning Department is optional; the Board should make a determination if such a submittal will be required.

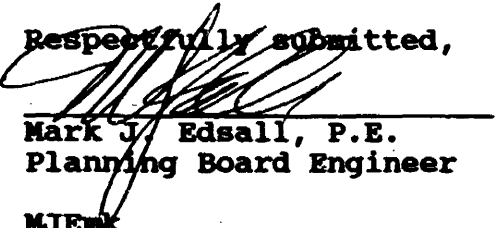
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: MOBIL OIL/PLOTKIN LOT LINE CHANGE  
PROJECT LOCATION: RIVER ROAD/WALSH AVENUE  
PROJECT NUMBER: 91-24  
DATE: 16 OCTOBER 1991

7. The applicant should submit the descriptions and Offers of Dedication to the Planning Board Engineer and Town Attorney for review.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

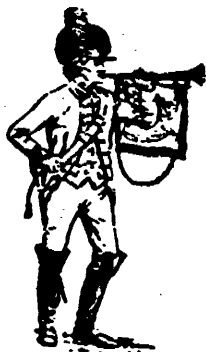


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Mark J. Edsall, P.E.  
Planning Board Engineer

MJEMK

A:MOBILPL.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~PLANNING~~, SEWER, ~~PLANNING~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91- 24

DATE PLAN RECEIVED: MAR - 9 1993 Rev. 1

The maps and plans for the Site Approval Mobile Motel Out  
Subdivision \_\_\_\_\_ as submitted by  
Grewas for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 3/25/93  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

91-24

DATE PLAN RECEIVED:

3/9/93 REV. 1

The maps and plans for the Site Approval Mobile Oil

Subdivision \_\_\_\_\_ as submitted by

Brevas for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred [Signature] 3/25/93  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 22 March 1993  
**SUBJECT:** D. Plotkin and Mobil Oil Corp.


**PLANNING BOARD REFERENCE NUMBER:** PB-91-24  
**DATED:** 9 March 1993

**FIRE PREVENTION REFERENCE NUMBER:** FPS-93-015

A review of the above referenced subject lot line change was conducted on 22 March 1993.

This lot line change is approved.

**PLANS DATED:** 15 January 1993; Revision 5.

  
Robert F. Rodgers; ~~LCA~~  
Fire Inspector

RFR:mr  
Att.

✓  
CC: M.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

294-3700

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

formerly 89-8

TOWN/VILLAGE OF New Windsor

P/B # \_\_\_\_\_

WORK SESSION DATE: 3 FEB 93

APPLICANT RESUB.  
REQUIRED: Corrected Docs

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Mobil Oil/Plotkin

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Joshua Bush (LIT)

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

need 4 sets new docs  
Send one highlighted w/changes

Myra — call me re  
status of old file,  
escrow etc  
(need new app?)

9-27-91

91-24

SEP 26 1991  
OR16

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Lane & Tully for the building or subdivision of  
David Potkin - Mobil Oil Corp. has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Notify water Dept. if water service needs to  
be located.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

James D. J.

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

cc: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 1 October 1991

SUBJECT: Mobil Oil Corp. - Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-91-24

DATED: 26 September 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-077

A review of the above referenced subject lot line change was conducted on 1 October 1991.

This lot line change is approved.

PLANS DATED: 11 September 1991; Revision 4.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

cc: N.E

X

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Proposed Lot Line Change - Mobil Oil Co.
2. Name of Applicant Socony Mobil Oil Co., Inc. Phone (914) 562-1164  
Address 60 River Road Newburgh New York 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Socony Mobil Oil Co., Inc. Phone 562-1164  
Address 150 E. 42nd St. New York New York 10017  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone (914) 294-3700  
Address P.O. Box 687 Goshen New York 10924  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Lanc & Tully, P.C. Phone (914) 294-3700  
(Name)
7. Location: On the West side of River Road  
±200 feet south (Street)  
(Direction)  
of Walsh Avenue  
(Street)
8. Acreage of Parcel 8.5± Ac. 9. Zoning District PI
10. Tax Map Designation: Section 9 Block 1 Lot 71
11. This application is for a lot line change to convey 8.5± Acres  
of land to adjoining owner to the west

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section N/A Block N/A Lot(s) N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

James Moran  
James Moran, Representative  
Socony Mobil Oil Corp.

David Plotkin  
David Plotkin, Owner  
Tax Lots 9-1-70.1 & 9-1-78.232

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

24<sup>th</sup> day of September 1991

Lorraine M. Potter  
Notary Public

(Owner's Signature)

James Moran  
(Applicant's Signature)

SPONSOR'S

PROFESSIONAL LAND SURVEYOR  
(Title)

LORRAINE M. POTTER  
Notary Public, State of New York  
No. 383638  
Qualified in Orange County  
Commission Exp. on July 6, 1992

PROJECT I.D. NUMBER

617.21

SEP 26 1991 SEQR

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Socony Mobil Oil Corp.	2. PROJECT NAME Lot Line Change
3. PROJECT LOCATION: River Road/Walsh Road Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Mobil Oil Newburgh Terminal ±200 ft. south of Walsh Avenue on west side of River Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: ±8.5 acres to be conveyed from existing ±12 acre site to adjoining owner to the west.	
7. AMOUNT OF LAND AFFECTED: Initially <u>12</u> acres Ultimately <u>39</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Sponsor name: <u>LANC &amp; Tully, P.C., Goshen, NY 10924</u> Date: <u>Sep 24, 1991</u>	
Signature: <u>Dennis M. Jones, LS</u>	

If the action is in the Coastal Area, and you are a state agency, complete the  
 Coastal Assessment Form before proceeding with this assessment

OVER



**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☒ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency      Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency      Signature of Preparer (if different from responsible officer)

\_\_\_\_\_

Date

SEP 26 1991

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

James Moran, deposes and says that he  
resides at 21 Southwood Terrace, Southbury, Ct. 02488  
(Owner's Address)  
in the County of New Haven  
and State of Connecticut  
and that he is the representative of the  
owner in fee of lands of Socony Mobil Co., Inc.  
in the Town of New Windsor  
which is the premises described in the foregoing application and  
that he has authorized Lanc & Tully, P.C.  
to make the foregoing application as described therein.

Date: SEPT. 16, 1991

James Moran  
(Owner's Signature)

Shirley J. Chabalash  
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

SEP 28 1991

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

David Plotkin, deposes and says that he  
resides at Shore Drive-Tomahawk Lake, Blooming Grove  
(Owner's Address)  
in the County of Orange  
and State of New York  
and that he is the owner in fee of Tax Lots 9-1-70.1 and 9-1-78.232,  
the premises immediately adjoining to the west of  
~~which is~~ the premises described in the foregoing application and  
that he has authorized Lanc & Tully, P.C.  
to make the foregoing application as described therein.

Date: Sep. 23, 1991

David Plotkin  
(Owner's Signature)

Rita Mastromarco  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☐ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

SEP 26 1991

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20.        Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.        Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

SEP 26 1991

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Donna M. Howes, L.S.  
Licensed Professional

Date: Sept 24, 1991

91- 24

REC 184

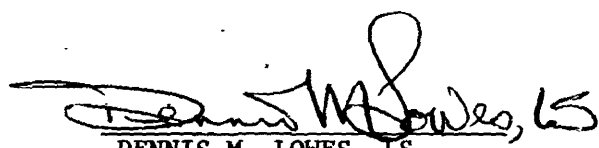
SEP 26 1991

X

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

As shown on a portion of Sheet 10 of 10 Sheets, Community-Panel No. 360 628 0010B, the lands to be conveyed by Mobil Oil Corp., to David Plotkin do not lie in a designated Flood Hazard Area.

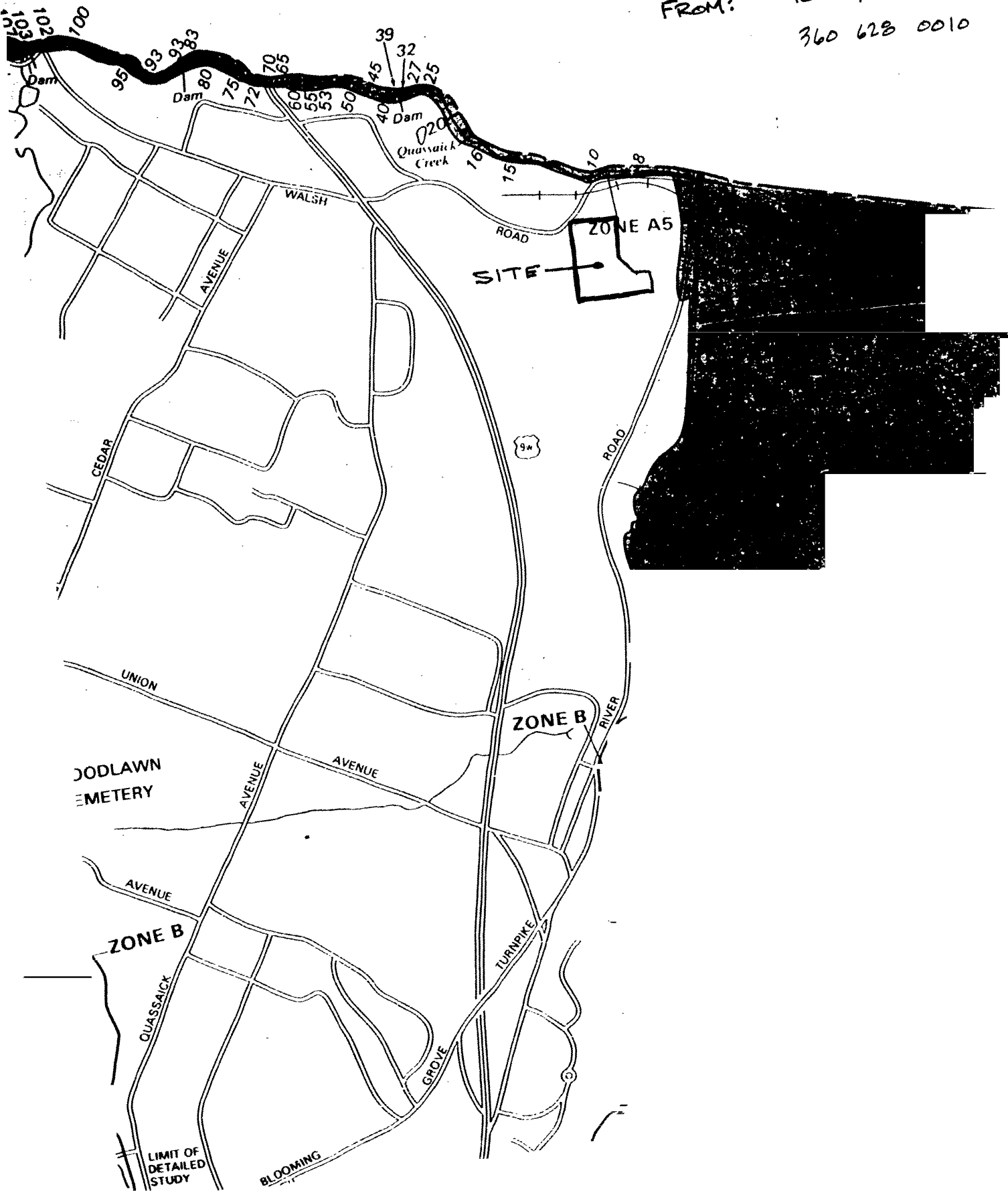


DENNIS M. LOWES, LS

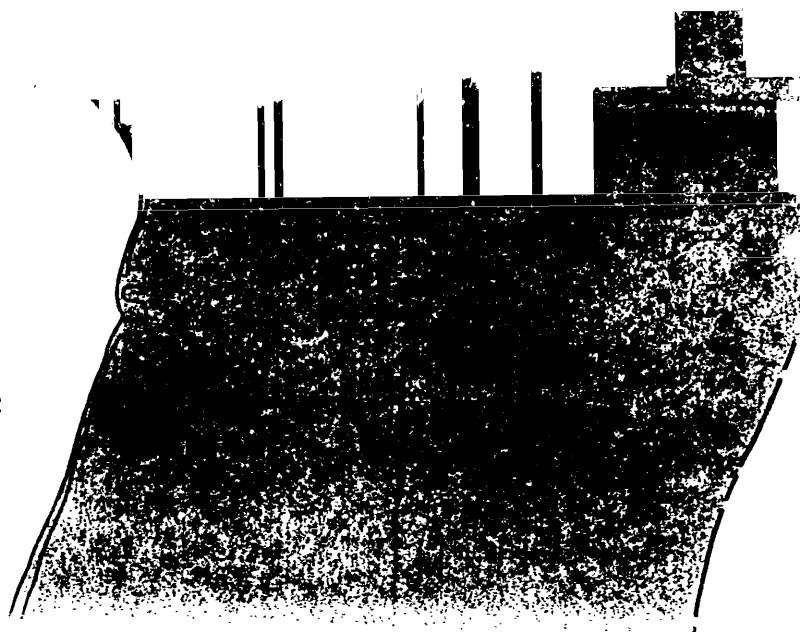
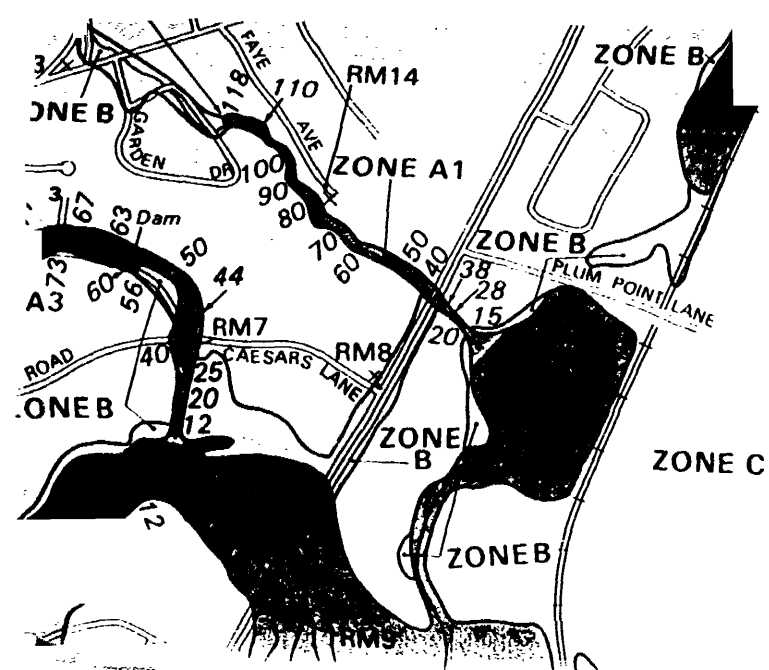
NY State License No. 49094

SEP 26 1981

FROM: 10 of 10  
360 628 0010







FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_ - \_\_\_\_\_

1. Name and Address of Applicant

\_\_\_\_\_  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

2. Name and Address of Owner (If Different)

\_\_\_\_\_  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_ - \_\_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

\_\_\_\_\_  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_ - \_\_\_\_\_

PROJECT LOCATION

Street Address: \_\_\_\_\_

Tax Map No. \_\_\_\_\_

\_\_\_\_\_  
Name of, distance and direction from nearest intersection or other landmark  
\_\_\_\_\_

Name of Waterway: \_\_\_\_\_

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

\_\_\_\_ New Construction  
\_\_\_\_ Addition  
\_\_\_\_ Alteration  
\_\_\_\_ Relocation  
\_\_\_\_ Demolition  
\_\_\_\_ Replacement

\_\_\_\_ Residential (1-4 family)  
\_\_\_\_ Residential (More than 4 family)  
\_\_\_\_ Commercial  
\_\_\_\_ Industrial  
\_\_\_\_ Mobile Home (single lot)  
\_\_\_\_ Mobile Home (Park)  
\_\_\_\_ Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

\_\_\_\_ Fill    \_\_\_\_ Excavation    \_\_\_\_ Mining    \_\_\_\_ Drilling    \_\_\_\_ Grading

\_\_\_\_ Watercourse alteration    \_\_\_\_ Water System    \_\_\_\_ Sewer System

\_\_\_\_ Subdivision (New)    \_\_\_\_ Subdivision (Expansion)

\_\_\_\_ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e, encroachment analysis)

\_\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

**Development in Flood Hazard Areas  
Instructions**

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.



4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

<p>_____ of _____ County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2)</p>	
<p><b>SECTION A</b></p> <p>Premises location _____ _____ _____ _____</p> <p>Applicant Name &amp; Address _____ _____ _____</p> <p>Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____ _____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p style="text-align: right;">Signed _____</p> <p style="text-align: right;">Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p style="text-align: right;">Signed _____</p> <p style="text-align: right;">Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

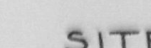
Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_  
\_\_\_\_\_





U.S.G.S. TAKEN FROM CORNWALL QUAD.  
SCALE: 1" = 2000'

1. THIS MAP IS BASED ON A MAP ENTITLED  
"SURVEY AND PROPOSED LOT LINE CHANGE  
PREPARED FOR MOBIL OIL CORPORATION,  
TOWN OF NEW WINDSOR, ORANGE COUNTY,  
NEW YORK", PREPARED BY LANC & TULLY,  
INC. ON AUGUST 28, 1978, AND DEEDS OF  
RECORD SHOWN AS FILED IN THE ORANGE  
COUNTY CLERK'S OFFICE.

2. THE BOUNDARIES OF TAX LOTS 9-1-70-1  
AND 9-1-78-232 HAVE NOT BEEN SURVEYED  
AND AS SUCH ARE NOT CERTIFIED TO  
BE TRUE AND CORRECT.

THIS MAP (SHEET 2 OF 2) IS NOT VALID  
UNLESS ATTACHED TO SHEET 1 OF 2,  
ENTITLED "SURVEY AND PROPOSED LOT  
LINE CHANGE PREPARED FOR MOBIL  
OIL CORPORATION, TOWN OF NEW  
WINDSOR, ORANGE COUNTY, NEW YORK."

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT: P1  
 (PLANNED INDUSTRIAL) PRE-EXISTING  
 MINIMUM DIMENSIONS REQUIRED: 100' 30'  
 FRONT YARD ..... 100'  
 REAR YARD ..... 50'  
 SIDE YARD .....  
 ONE SIDE ..... 50' 68'  
 BOTH SIDES ..... 10'  
 LOT WIDTH ..... 200'  
 LOT AREA ..... 80,000 SQ. FT.  
 STREET FRONTAGE ..... 100'  
 MAXIMUM DIMENSIONS REQUIRED:  
 FLOOR AREA RATIO ..... 0.1  
 BUILDING HEIGHT ..... 6'-1" TO NEAREST LOT LINE  
 CURRENT USE: B-4 (BULK STORAGE)

TAX LOT 9-1-71  
SOCONY MOBIL OIL COMPANY, INC.  
L. 1481 P. 121

TAX LOTS 9-1-70.1 AND 9-1-78.232  
DAVID PLOTKIN  
L. 2811 P. 216

THE PURPOSE OF THIS MAP IS TO SHOW THE PARCELS OF LAND WHICH WILL BE CREATED UPON APPROVAL OF A LOT LINE CHANGE FOR LANDS OF SOCONY MOBIL OIL CORPORATION AND DAVID PLOTKIN AND THE RECORDING OF NECESSARY LEGAL DOCUMENTS TO AFFECT THE CONVEYANCE OF REAL PROPERTY OWNERSHIP.

DENNIS M. LOWES, L.S.  
NEW YORK STATE LICENSE NO. 49094

O9728OCM REF: B9-106





LOCATION PLAN

U.S.G.S. TAKEN FROM CORNWALL QUAD.  
SCALE: 1" = 2000'

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. COPIES FROM THE ORIGINAL OF THIS SURVEY NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
4. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
5. REFERENCES: MAP ENTITLED "SURVEY OF PROPERTY SITUATED AT NEW WINDSOR, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED DECEMBER 12, 1985, PREPARED BY IVAN E. CZIPOTT, L.S., 183 BROADWAY, HICKSVILLE, NEW YORK.
6. THERE IS NO PHYSICAL EVIDENCE OF THE EXISTENCE OF DUMPING AREAS ON TAX LOTS 9-1-70.1, 9-1-71, AND 9-1-78.232.

NOTE:

THIS MAP (SHEET 1 OF 2) IS NOT VALID UNLESS ATTACHED TO SHEET 2 OF 2 ENTITLED "PROPOSED LOT LINE CHANGE, MOBIL OIL CORPORATION, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK."

OWNER'S CERTIFICATION & SIGNATURE:

I, THE UNDERSIGNED, REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY STATE THAT I HAVE REVIEWED THIS MAP, CONTENTS, AND DATA, AM FAMILIAR WITH THE SAME, AND DO HEREBY CONSENT TO ALL ILLUSTRATIONS, TERMS, AND CONDITIONS NOTED ON THIS DRAWING.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

TABLE OF ZONING DATA:

DISTRICT: P1 (PLANNED INDUSTRIAL)	PRE-EXISTING
MINIMUM DIMENSIONS REQUIRED:	
FRONT YARD	30.6'
REAR YARD	50'
SIDE YARD	
ONE SIDE	50'
BOTH SIDES	68.1'
LOT WIDTH	110'
LOT AREA	2000'
STREET FRONTAGE	100'
MAXIMUM DIMENSIONS REQUIRED:	
FLOOR AREA RATIO	0.1
BUILDING HEIGHT	6'1" TO NEAREST LOT LINE
CURRENT USE	B-4 (BULK STORAGE)

RECORD OWNER:  
SOCONY MOBIL OIL COMPANY, INC.  
60 RIVER ROAD  
P.O. BOX 607  
NEWBURGH, NEW YORK 12550  
L 1481 P 121  
TAX LOT 9-1-71  
PROPERTY TAX DIVISION  
P.O. BOX 290  
DALLAS, TEXAS 75221

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JULY 27, 1990, AND CONFORMS TO THE MINIMUM STANDARDS FOR LAND SURVEYS ADOPTED BY THE D.H.L.S.A. ON DECEMBER 9, 1987, AND REVISED FEBRUARY 9, 1988.

MOBIL OIL CORPORATION  
DAVID PLOTKIN  
TOWN OF NEW WINDSOR

BY: *John L. Lenc*, L.S.  
JOHN L. LENC, L.S.  
NEW YORK STATE LICENSE NO. 48358

BY: *Dennis M. Lowes*, L.S.  
DENNIS M. LOWES, L.S.  
NEW YORK STATE LICENSE NO. 49094

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<b>LANC &amp; TULLY</b> ENGINEERING AND SURVEYING, P.C.	
P.O. Box 687, Rt 207 Goshen, N.Y. 10924 (914) 294-3700	P.O. Box 373 - Rt 55 La Grangeville, N.Y. 12540 (914) 478-5750
SURVEY AND PROPOSED LOT LINE CHANGE PREPARED FOR	
<b>DAVID PLOTKIN</b> AND <b>MOBIL OIL CORPORATION</b> TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK	
Drawn By: <i>R. Smith</i> Checked By: <i>D.M.L.</i> Scale: 1" = 400' Tax Map No: 9-1-71	Date: AUGUST 28, 1990 Revised: July 11, 1990 Title/Location: <i>Oil, 1990</i> Drawn By: <i>D.C.</i> November 22, 1990 Lot Line & Area December 12, 1985 Approval Final Set, R. 80 Rev January 19, 1993 Area Sheet No: 1 OF 2 Drawn By: <i>R. Smith</i> Checked By: <i>D.M.L.</i> Scale: 1" = 400' Tax Map No: 9-1-71